146.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,900 / 897,900
					USE VALUE:	897,900 / 897,900
					ASSESSED:	897,900 / 897,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHER MATTHEW J
Owner 2:	YANG LI-LI
Owner 3:	
Street 1:	16 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC INERNEY KATHLEEN R -
Owner 2:	-
Street 1:	16 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1967 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6780.000	399,200		498,700	897,900
Total Card	0.156	399,200		498,700	897,900
Total Parcel	0.156	399,200		498,700	897,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.51 | /Parcel: 456.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96229

GIS Ref

GIS Ref

Insp Date 07/29/16

!11452!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	399,200	0	6,780.	498,700	897,900		Year end	12/23/2021
2021	101	FV	446,400	0	6,780.	498,700	945,100		Year End Roll	12/10/2020
2020	101	FV	446,400	0	6,780.	498,700	945,100	945,100	Year End Roll	12/18/2019
2019	101	FV	340,500	0	6,780.	467,600	808,100	808,100	Year End Roll	1/3/2019
2018	101	FV	340,500	0	6,780.	386,500	727,000	727,000	Year End Roll	12/20/2017
2017	101	FV	340,500	0	6,780.	355,300	695,800	695,800	Year End Roll	1/3/2017
2016	101	FV	319,500	0	6,780.	324,200	643,700	643,700	Year End	1/4/2016
2015	101	FV	265,200	0	6,780.	317,900	583,100	583,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:32:33

LAST REV

Date	Time
05/13/21	10:07:19
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11452

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC INERNEY KATH	45248-324		5/25/2005		535,000	No	No		
KIRBY ANN M	30645-218		9/10/1999	Family	1	No	No		
	12838-553		8/5/1975		42,500	No	No		N

USER DEFINED

Prior Id # 1:	96229
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	649	Inter-De	20,700	C				
12/6/2018	1845	Addition	17,300	C				
11/1/2016	1337	Re-Roof	7,295	C				
4/17/2015	350	Renovate	58,400		4/17/2015			New kitchen with e
1/29/2010	62	Redo Bat	22,700	C				2ND FLOOR BATH
9/9/2002	763	Siding	18,000	C				SIDING/WINDOWS/DOO

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2021	Info By Phon	DGM	D Mann
7/29/2016	Inspected	DGM	D Mann
7/25/2016	Measured	PT	Paul T
7/25/2016	Left Notice	PT	Paul T
5/27/2015	Permit Insp	PC	PHIL C
11/26/2008	Meas/Inspect	355	PATRIOT
10/4/2005	MLS	HC	Helen Chinal
2/6/2003	External Ins	PM	Peter M
3/4/2000	Inspected	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780		Sq. Ft.	Site		0	80.	0.92	9									498,721						498,700	

Total AC/HA:	0.15565	Total SF/SM:	6780	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	498,721	Spl Credit		Total:	498,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27911925
Const Adj.:	0.98000199
Adj $ / SQ:	169.228
Other Features:	88250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447548
Depreciation:	48335
Depreciated Total:	399213

COMMENTS

OF=TOILET AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

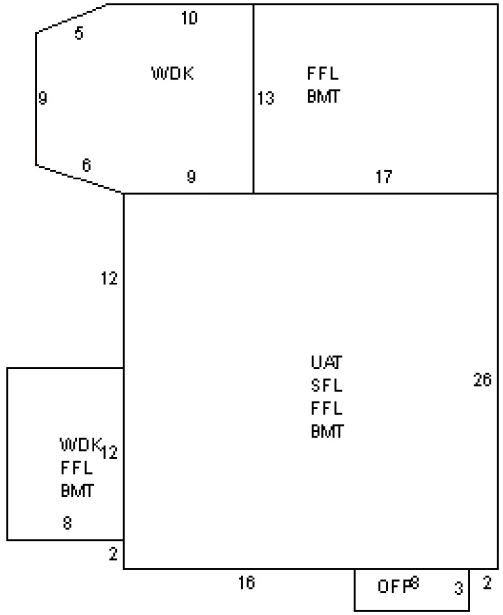
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.23
Special Features:	0	Val/Su Net:	127.34
Final Total:	399200	Val/Su SzAd	239.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	993	62.190	61,756
FFL	First Floor	993	169.230	168,043
SFL	Second Floor	676	169.230	114,398
WDK	Deck	280	9.380	2,626
UAT	Upper Attic	169	67.690	11,440
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	3,135	Total:	359,298
Size Ad	1669	Gross Area	3642	FinArea	1967
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	